

The Beeches Residential Home 28 South Street Louth LN11 9JT

£460,000 plus fees

Council Tax Band H

JOHN TAYLORS
EST. 1859

For sale by auction with Pughs Auctioneers. Auction Ends: 24/09/2025 17:39 - Bidding opens Tuesday 23rd September 10:00 AM. An attractive Grade II listed early 19th century building with 22 bedrooms, gardens, and a small car park providing parking for around three cars. The property is arranged over two floors plus an attic room and also includes a sub floor cellar. A lift provides access from the ground floor to the first floor. The property is of a traditional brick construction with the main part of the building having Stucco render under a hipped pitch and slate tiled roof. The property has a number of character features including original staircase joinery, fireplaces, cornices and ceiling roses. List building entry number 1063204. National grid reference TF 3264987038. Approx. floor area 561sqm / 6042Sq.ft.

Louth

Louth is an attractive market town with population of approx. 17,000 and enjoys thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two golf courses, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds, a designated area of natural beauty and is situated some 25 miles-east of the city of Lincoln and 16 miles south of Grimsby.

The opportunity

The Beeches care home is offered for sale as a closed vacant care home. The property previously traded as a residential care home offering care to the elderly within it. The property may suit speciality care home operators, supporting living or subject to planning permission, a child day nursery. Alternatively, subject to planning permission, the property may be suitable for residential development or as one home as it was originally built. The property is situated within a desirable residential area on the west side of the town adjacent to King Edward VI Grammar School and within close proximity to the town centre.

Ground Floor

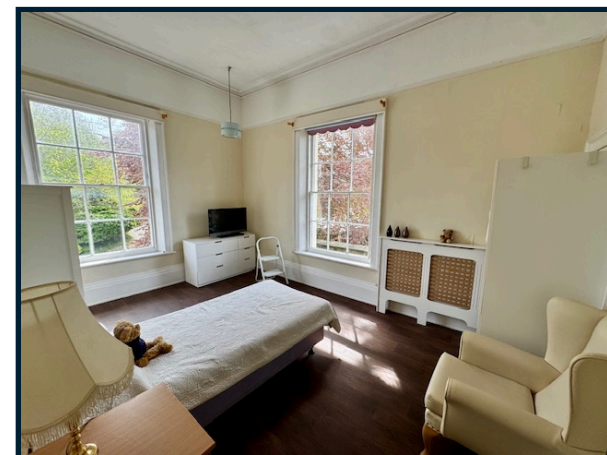
Entrance porch, entrance hall, two reception rooms , 8 bedrooms (four with en-suite toilets), cellar, lift, kitchen, side entrance lobby, Utility room, conservatory, bathroom, WC, office and storeroom.

First Floor

12 bedrooms (three with en-suite toilets), bathroom, shower room and a washroom.

Second Floor

2 Bedrooms with en-suite toilets and an attic room office.



Outside

Tarmac parking area to the front of the property and access to the rear via an unadopted road providing access to a rear courtyard area.

Services

The property is believed to have mains water, electric, gas and drainage. Gas central heating.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 17 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with an download speed of 80 Mbps and an upload speed of 20 Mbps, ultrafast broadband with an download speed of 10000 Mbps and an upload speed of 10000 Mbps. Openreach, Virgin Media and Nexfibre are the available networks.

Mobile

We understand from the Ofcom website there is likely mobile coverage from EE and limited coverage from Three, 02 and Vodafone.

Tenure

Property is understood to be freehold.

Costs

Details of the Buyer's Premium and any additional fees payable are contained within the legal documents. All the information provided on Pughs' website is for indicative purposes only and interested parties should refer to the contents of the legal pack and rely upon their own due diligence as a prudent bidder.

PLEASE NOTE

BIDDING COMMENCES ON TUESDAY 23RD

SEPTEMBER AND CLOSES ON WEDNESDAY 24TH

SEPTEMBER. ALL ENQUIRIES VIA

ENQUIRIES@PROPERTYAUCTIONS@EDDISONS.COM

0345 505 1200.

Council Tax Band

According to the government online portal, the property is currently in Council Tax Band H with an improvement indicator attached.

VAT

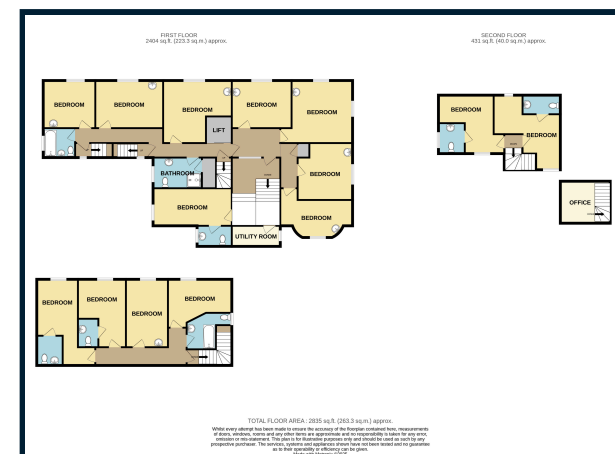
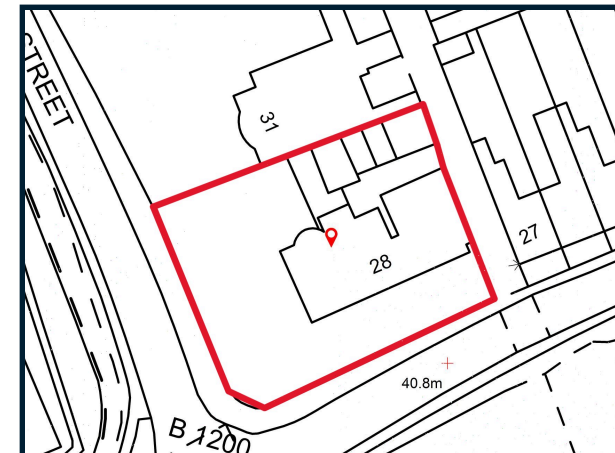
We are informed that the purchase of the property will not be subject to VAT.

Please Note

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.



John Taylors

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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

